

FOR SALE - \$2.5 MILLION

Genesee Valley Mall – Former Sears
3191 S Linden, Flint, MI 48507

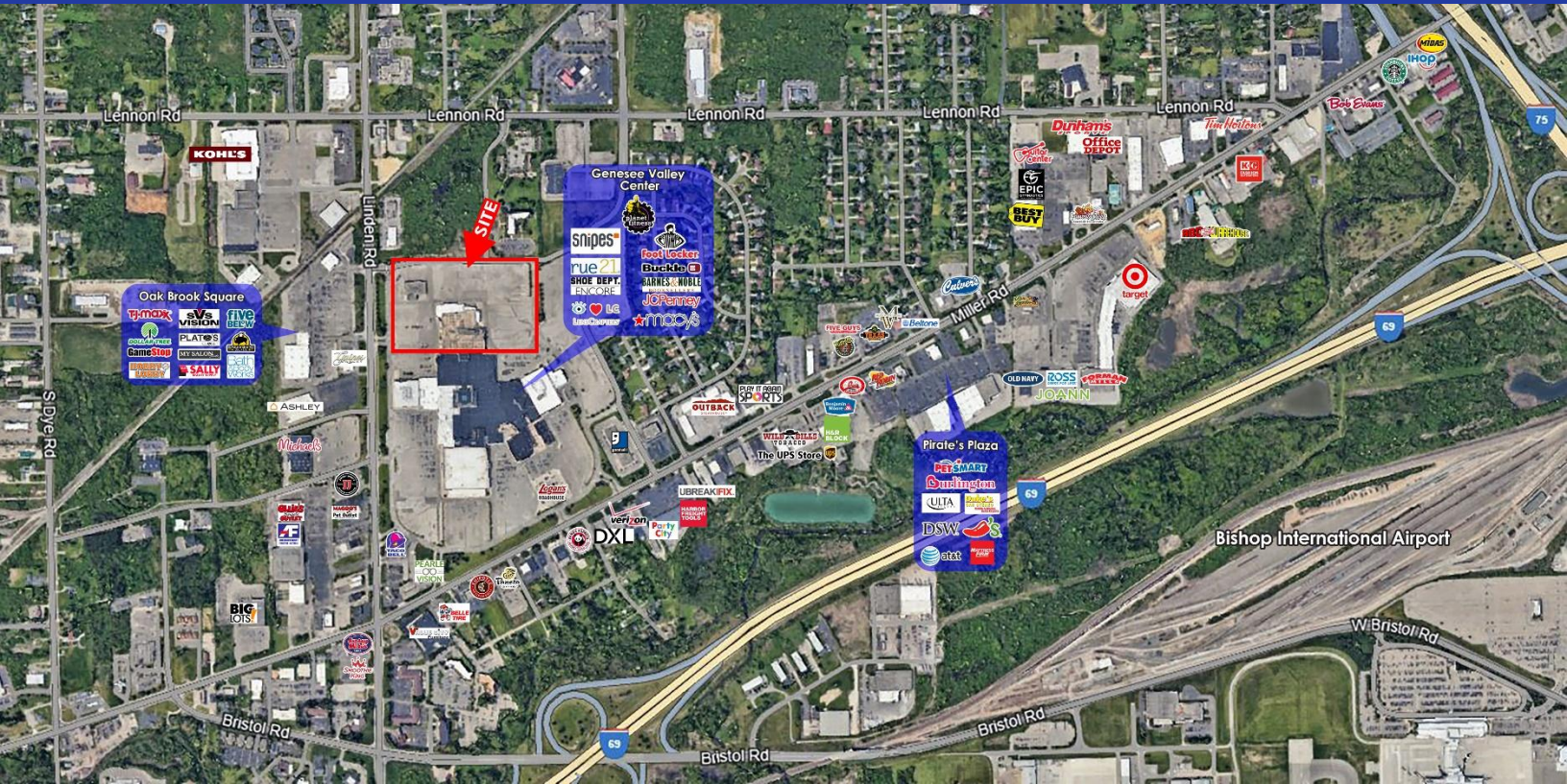


Building Size:	288,864 SF
Building Dimensions:	350 Ft. Wide 375 Ft. Deep
Land	24 acres
Property Format:	Sears
Parking Spaces:	1,650
Year Built:	1970

PURCHASE PRICE	\$2.5 Million
DD:	30 Days
Closing:	15 Days
Earnest Money Deposit:	5% of PP

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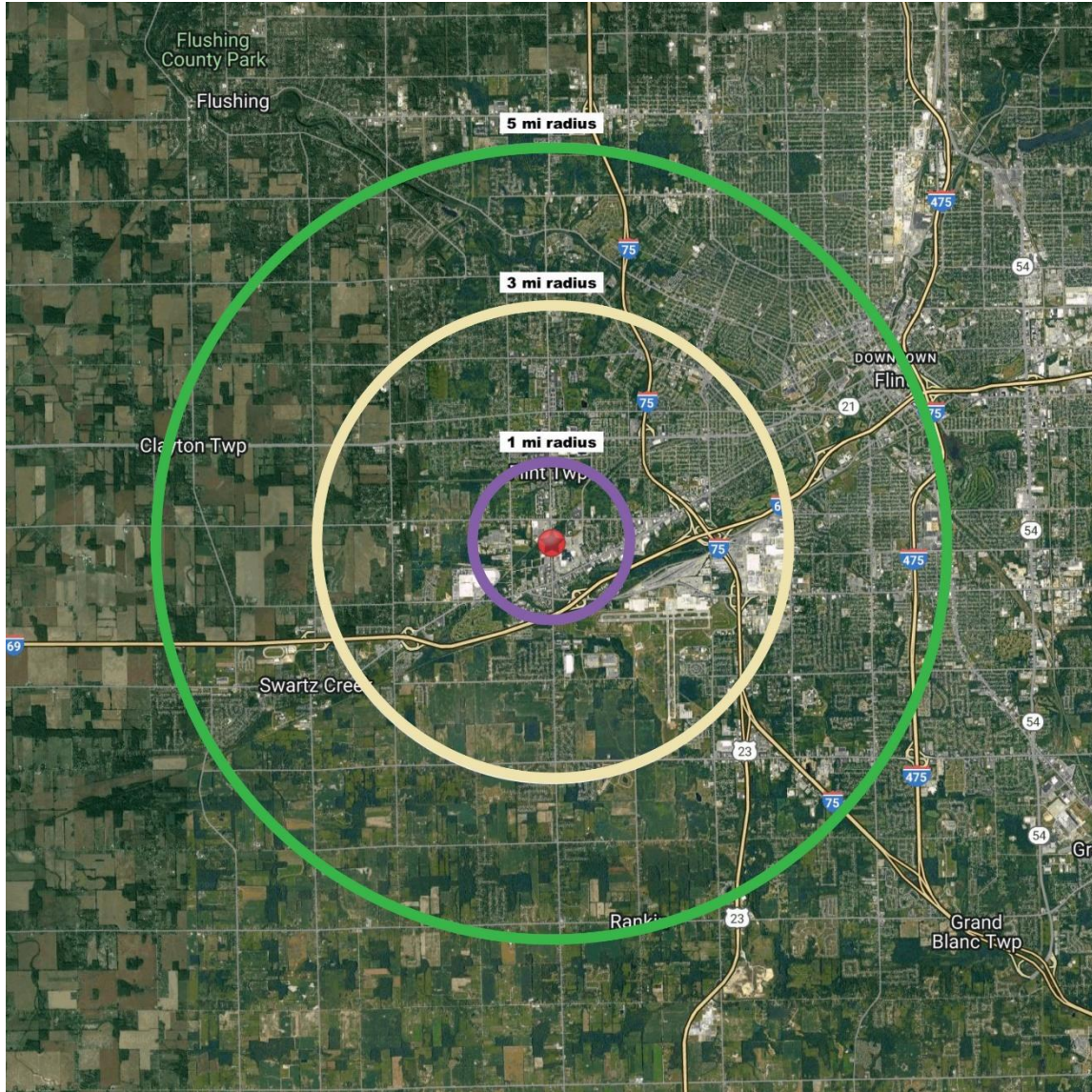
PROPERTY HIGHLIGHTS

- Genesee Valley Mall anchored by Macy's, JCPenney, Planet Fitness
- Located in the strongest regional retail area in Flint
- Easily accessible from major highways of I-69 and I-75
- Attractive north end location
- Adjacent Developments:
 - North: Vacant theatre center
 - East: Residential
 - West: T.J.Maxx anchored center

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DEMOGRAPHICS



Area Demographics	1 Mile	3 Miles	5 Miles	Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2025)	1,507	28,304	93,407	Total Businesses	503	1,532	3,511
Average HH Income	\$64,263	\$79,591	\$73,038	Daytime Population	5,877	18,911	43,547
Households	769	12,459	39,830				
Median Age	45.5	40.9	38.8				